Agenda – Revised 5-2-16 BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS Regular Meeting May 18, 2016 1:30 p.m. Room 208, City Hall

- 1. Call to order.
- 2. A public hearing to consider each of the following;

APPEAL #10781 - Appeal filed by Engraphix from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to install one illuminated wall sign, per plans at 100 N. Euclid.

WARD 17

#AB-527574-16

ZONE: "CWE-FBD" – Neighborhood Center Type 1
ZONE: "H" – Area Commercial District

APPEAL #10782 - Appeal filed by Engraphix from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to install one illuminated wall sign, per plans at 4630 Lindell Blvd.

WARD 17

#AB-527575-16

ZONE: "CWE-FBD" – Boulevard Type 1

ZONE: "E" – Multiple-Family Dwelling District

APPEAL #10783 - Appeal filed by 2700 Lafayette Townhomes LLC from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct 12 fee-simple townhomes, zoning only, at 2731-59 Lafayette.

WARD 6

#AB-527608-16

ZONE: "C" – Multiple Family Dwelling District

APPEAL #10784 - Appeal filed by Crown Construction of Missouri from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a carwash, per plans at 930 N. Kingshighway.

WARD 18

#AB-526410-15

ZONE: "F" – Neighborhood Commercial District

APPEAL #10785 - Appeal filed by Fenix Fund LLC from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to do interior/exterior alterations, per plans for a single family renovation with garage at 4215 Maryland Avenue.

WARD 18

#AB-527979-16

ZONE: "A" – Single-Family Dwelling District

APPEAL #9900 – Revocation hearing for Gravois Detail & Window Tinting LLC, from the determination of the Building Commissioner in the revocation of a use variance and an occupancy permit authorizing the Appellant to operate a window tinting and hand car wash business at 5650 Gravois. (**Revocation Hearing continued**)

WARD 13

#AO-494779-11

ZONE: "F" – Neighborhood Commercial District

APPEAL #10560 – Revocation hearing for dba Arsenal Market, from the determination of the Building Commissioner in the revocation of a use variance and an occupancy permit authorizing the Appellant to operate a grocery store with cooking, no liquor at 3301-05 Arsenal. **(Revocation Hearing)**

WARD 6

#AO-519707-15 ZONE: "B" – Single-Family Dwelling District

3. Deliberations on the above hearings

4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on May 11, 2016.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986. By authority of the Board of Adjustment

J. Klitzing, Chairman

cc:

Via Email:

Zoning Staff

Mary Hart Burton, Zoning Administrator

Randall Mourning, Building Commissioner's Office

Ed Ware, Building Inspection Section Mary Ellen Ponder, Mayor's Office

Michelle Petersen, Neighborhood Business Development Director

Rebecca Wright, City Counselor's Office Richard Gray, Director of Public Safety

Otis Williams, SLDC

Dotti Pennington, NSO

Dale Ruthsatz, SLDC

Margaret Johnson, Multigraph

Don Roe, PDA

Sherran White, Building Inspection Section

Renee Cooley, Building Inspection Section

Brian Alcaraz, Building Inspection Section

Chris Schlumm, Building Inspection Section

Via Hard Copy only:

Court Reporter

Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230

Mary Hart Burton, Zoning Administrator

Rebecca Wright, City Counselor's Office

Board Members

Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234

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